

2024年 9月 1 日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 11 SEP 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2402186

9/9

By hand

Form No. S16-I 表格第 S16-I 號

| | | |
|---------------------------------|-------------------------|---------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A / TKO / 130 |
| | Date Received 收到日期 | 11 SEP 2024 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

C&MA Sun Kei Alliance Church Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

KJL Limited

3. Application Site 申請地點

| | |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex No. 11 Tong Chun Street, Tseung Kwan O Lot TKOTL 62 |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 96 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | Nil sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|---|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/29 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Residential (Group A) ("R(A)") |
| (f) Current use(s) 現時用途 | Commercial use and vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

| Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情 | | |
|--|--|--|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

| Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料 | | |
|---|--|---|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址 | Date of notification given (DD/MM/YYYY) 通知日期(日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|--|--|------------------------------------|--------------------------------|
| (a) Total floor area involved 涉及的總樓面面積 | 96 sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | Religious Institution (Church) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | 1 | Number of units involved 涉及單位數目 | 2 |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| | Non-domestic part 非住用部分 96 sq.m 平方米 <input checked="" type="checkbox"/> About 約 | | |
| | Total 總計 96 sq.m 平方米 <input checked="" type="checkbox"/> About 約 | | |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | 1 | Commercial and vacant | Religious Institution (Church) |
| | | | |

| (ii) For Type (ii) application 第 (ii) 類申請 | | | |
|--|---|----------|----------------------------------|
| (a) Operation involved 涉及工程 | <input type="checkbox"/> Diversion of stream 河道改道 | | |
| | <input type="checkbox"/> Filling of pond 填塘 | | |
| | Area of filling 填塘面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of filling 填塘深度 | m 米 | <input type="checkbox"/> About 約 |
| | <input type="checkbox"/> Filling of land 填土 | | |
| (a) Operation involved 涉及工程 | Area of filling 填土面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of filling 填土厚度 | m 米 | <input type="checkbox"/> About 約 |
| | <input type="checkbox"/> Excavation of land 挖土 | | |
| | Area of excavation 挖土面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of excavation 挖土深度 | m 米 | <input type="checkbox"/> About 約 |
| (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)) | | | |
| (b) Intended use/development 有意進行的用途/發展 | | | |

| (ii) For Type (ii) application 第 (ii) 類申請 | | | | | | | | | | | | | | |
|--|---|--------------------------------------|---|---|--|--|--|--|--|--|--|--|--|--|
| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 | | | | | | | | | | | | | |
| | <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 | | | | | | | | | | | | | |
| | Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | |
| | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局) | | | | | | | | | | | | | | |

(iv) For Type (iv) application 供第 (iv) 類用

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第 (v) 類用

(a) Proposed
use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

| | | |
|---|---|----------------------------------|
| Proposed gross floor area (GFA) 擬議總樓面面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | | <input type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | % | <input type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | storeys 層 | |
| | <input type="checkbox"/> include 包括.....storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | m 米 | <input type="checkbox"/> About 約 |

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約(please specify the number of rooms
請註明房間數目)☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積).....
.....
.....☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積).....
.....
.....☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] |
|------------------------|--------------------|-----------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

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7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

The proposed development is anticipated to be completed in Q3, 2024 for Phase 1
and mid 2027 for Phase 2.

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8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

| | | |
|---|--------------------------|--|
| <p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>Tong Chun Street</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p> |
| <p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p> |
| <p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p> |

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|-------------------------------------|--------------------------|-------|-------------------------------------|-------|--------------------------|-------|-------------------------------------|-------|--------------------------|-------|-------------------------------------|-------|--------------------------|-------|-------------------------------------|-------|--------------------------|-------|-------------------------------------|-------|--------------------------|-------|-------------------------------------|-------|--------------------------|-------|-------------------------------------|-------|--------------------------|-------|-------------------------------------|-------|--------------------------|-------|-------------------------------------|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是 No 否</p> | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p> | <table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> |
| Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Yes 會 | <input type="checkbox"/> | No 不會 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

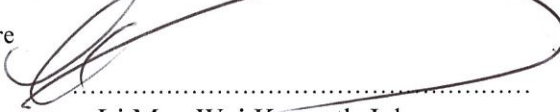
Please refer to the Planning Statement for details.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



Li Man Wai Kenneth John

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☒ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (RPP No. 186)

Others 其他

on behalf of
代表

KJL Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

9 SEP 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | | | |
|---|---|---|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O | | |
| Site area 地盤面積 | sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約) | | |
| Plan 圖則 | Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/29 | | |
| Zoning 地帶 | Residential (Group A) ("R(A)") | | |
| Applied use/ development 申請用途/發展 | Religious Institution (Church) | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 96m ² <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | NA | |
| | Non-domestic 非住用 | NA | |
| | Composite 綜合用途 | NA | |

| | | | |
|--|---------------------------------------|----|--|
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | NA | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | NA | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | NA | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | NA | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | NA | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | NA | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | NA | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | NA | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | NA | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | NA % <input type="checkbox"/> About 約 | | |
| (v) No. of units 單位數目 | 2 | | |
| (vi) Open space 休憩用地 | Private 私人 | NA | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | NA | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

| | | |
|--|--|---|
| (vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ | 0 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ | 0 |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|--|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| <hr/> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Section 16 Planning Application
for Proposed Religious Institution in “Residential (Group A)” Zone
at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex,
No. 11 Tong Chun Street, Tseung Kwan O

PLANNING STATEMENT



Prepared by

KJL Limited

for

C&MA Sun Kei Alliance Church Limited

August 2024

EXECUTIVE SUMMARY

This application is submitted on behalf of C&MA Sun Kei Alliance Church Limited to seek the Town Planning Board's (TPB) permission for the proposed religious institution (church) at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O ("the Application Premises"). The Application Premises falls within an area zoned "Residential (Group A) ("R(A)") on the Draft Tseung Kwan O Outline Zoning Plan (OZP) no. S/TKO/29. According to the Notes of the OZP, the proposed church use of the Application Premises is regarded as "religious institution", ie. under column 2, which requires planning permission from the TPB.

The Application Premises has a gross floor area of about 96m². The Application Premises is estimated to accommodate a maximum of 30 people. Various social/community services and religious services, including supporting services for those with special learning needs and disabled persons, elderly fellowship, youth activities and parent support groups will be provided.

The proposed religious institution (church) use is fully justified based on the following reasons: -

- The proposed religious institution (church) use is in line with the existing planning intention of the "R(A)" zone.
- The proposed use is compatible with the other existing uses in the commercial complex of Bauhinia Garden.
- The Application Premises is easily accessible and well served by public transportation and footbridge linkages.
- The proposed church will meet the much needed religious and social/community services in the surrounding residential neighbourhood.
- There is no interface problem with the residential portion of Bauhinia Garden.
- There is no impact on the pedestrians and existing shop users of the commercial complex.

We sincerely request the TPB to give favourable consideration to this S.16 application.

行政摘要

本申請乃代表基督教宣道會宣基堂有限公司提交，旨在尋求城市規劃委員會（城規會）批准在將軍澳唐俊街 11 號 寶盈花園商場 1 樓 15 和15A 號鋪用於擬議宗教機構用途。申請的地點位於將軍澳分區計畫大綱草圖編號 S/TKO/29 的「住宅（甲類）」地帶的範圍內。擬議的宗教機構(教堂)屬於第2欄用途，需要獲得城規會的規劃許可。

申請的地點總樓面面積約96平方米。申請的地點估計最多可容納 30 人, 將提供各類社會/社區服務及宗教服務，包括為有特殊教育需求及殘障人士提供支援服務、長者團契、青少年活動及家長支援小組。

擬議的宗教機構(教堂)用途符合區內需要，理由如下： -

- 擬議的宗教機構（教會）符合「住宅（甲類）」的規劃意向。
- 擬議用途與寶盈花園商場內的其他現有用途相容。
- 申請地點交通便利。
- 擬議教會將滿足週邊居民急需的宗教和社區服務。
- 與寶盈花園住宅部份分開, 不會對居民造成騷擾。
- 對行人和現有商店使用者沒有影響。

我們懇請城規會積極考慮這項申請。

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1. Introduction

- 1.1.1 This application is submitted on behalf of C&MA Sun Kei Alliance Church Limited (the Church) to seek the Town Planning Board's (TPB) permission for the proposed religious institution at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O ("the Application Premises").
- 1.1.2 The Application Premises falls within an area zoned "Residential (Group A) ("R(A)") on the Draft Tseung Kwan O Outline Zoning Plan (OZP) no. S/TKO/29 (Figure 1.1 refers). According to the Notes of the OZP, the proposed church use of the Application Premises is regarded as "religious institution", under column 2, which requires planning permission from the TPB.

2. The Applicant: C&MA Sun Kei Alliance Church Limited

- 2.1.1 The applicant is a member of Christian & Missionary Alliance Church Union Hong Kong Limited (CMACU). CMACU, established in the late 19th Century, has been providing religious services and numerous community services in Hong Kong for over 100 years.
- 2.1.2 The Christian and Missionary Alliance Sun Kei Primary School together with the Church was established in 1998 in Tseung Kwan O. The Church has been providing supporting services to the school, its students and parents.
- 2.1.3 The Church aims to extend its services to weekdays so as to better serve the local community.

3. The Application Premises and Its Surroundings

3.1. Site Location

3.1.1. Bauhinia Garden is bounded by Po Yap Road to the north and Tong Chun Street to the west. It comprises 8 residential blocks and a commercial complex. Bauhinia Garden is well served by public transportation. Both the Tseung Kwan O MTR Station and Tseung Kwan O Station Public Transport Interchange are located within 150m to the northwest of Bauhinia Garden, which is less than 5mins walk (Figure 3.2 refers).

3.1.2. The Application Premises is located at level 1 of the Bauhinia Garden Commercial Complex (BGCC) which is a 2-storey purpose-built complex (Figure 3.1 refers). Its major uses on ground level are mainly shop and services such as restaurants, pharmacy, vegetable/fruit stalls, convenient shops, dental clinic etc. The shops on level 1 are mainly occupied by education centers and music/art learning centers. BGCC, fronting Tong Chun Street, is easily accessible from street level or from the footbridge linkages with the surrounding developments to the north.

3.2. Surrounding land use

3.2.1. The land uses around BGCC are predominately residential which include The Parkside and the Wings II to the west across Tong Chun Street, the Grandiose and Tseung Kwan O Plaza to the north across Po Yap Road, Yee Ming Estate to the immediate east. The Wings is situated above Tseung Kwan O MTR Station to the northwest. Schools in close proximity ie. Tsung Kwan O Methodist Primary School and Evangel College are located to the immediate south of BGCC (Figure 3.2, 3.3 (a) and 3.3 (b) refers).

3.2.2. BGCC is well connected with the retail podium of the Wings (Pop Corn 1) and the Grandiose (Pop Corn 2) via footbridges.

3.3 Similar Approved Planning Applications

3.3.1. There are similar approved planning applications for religious institution within commercial podium in area zoned "R(A)" in Tseung Kwan O (Table 2.1 refers). The proposed religious institution use will be consistent with TPB's previous approval on religious institutions at "R(A)" zone in the past 10 years.

Table 2.1 Similar Approved Planning Applications

| Case No. | Nature of Application and TPB Decision | TPB Approval Date |
|-----------|---|----------------------|
| A/TKO/124 | Proposed Religious Institution at "R(A)6" zone Approval with conditions | 24/9/2021 |
| A/TKO/117 | Proposed Religious Institution at "R(A)5" zone Approval with conditions | 21/6/2019 |

3.4 Land matters

- 3.4.1. The Application Premises forms part of the private Lot TKOTL 62 (Figure 3.4 refers). The applicant is the registered owner of the Application Premises. The Application Premises is divided into 2 units ie. unit 15 and 15A. Unit 15 with a GFA of about 46m² is vacant and Unit 15A with a GFA of 50m² which is under a rental lease term until mid-2027, is operating as a hair salon.

4. The Proposed Scheme

- 4.1 As mentioned above, the Application Premises is divided into 2 units (unit 15 and 15A). Unit 15 is vacant and Unit 15A is currently operating as a hair salon. The applicant proposed to convert the Application Premises for church use in two phases. Phase 1 will involve the vacant unit 15 which will be renovated for religious institution (church) use subject to TPB's approval. In phase 2, Unit 15A will be combined with Unit 15 for religious institution (church) use at a later stage after the completion of the rental lease in mid-2027 (Figure 4.1 refers).

Proposed Services

- 4.2 The applicant proposes to provide various community services/activities at the Application Premises which include:-
- a. Supporting activities for the families with special learning needs and disabled persons
 - The applicant has been providing ministry service to those with special learning needs and disabilities in the past ten years. Caregiver support groups and related activities, including "prayer meetings" are proposed to better support the physical, mental and spiritual needs of those caregivers.
 - The proposed support groups are envisaged to be held during day time or evening on weekdays.
 - b. Services/activities for the elderly
 - Various services and activities are proposed for the elderly, such as freegiving of daily necessities, outdoor activities, health talks etc. Elderly fellowship, prayer meetings and worship services are also proposed to comprehensively serve the elderly in terms of their social and spiritual needs.
 - The proposed elderly services are envisaged to be held during day time on weekdays.
 - c. Extracurricular activities for the youth
 - Extracurricular activities such as, interview skills seminars, prayer support for the DSE students, youth worship, etc. are proposed to serve the youth in the area.
 - The proposed youth services/activities are envisaged to be held on weekdays and weekends during day or evening time.
 - d. Parents support group
 - Activities such as parent-child workshops, parent support groups and prayer meetings are proposed for the parents in the area.
 - The proposed services/activities are envisaged to be held during day time or evening on weekdays.

- 4.5 The operating hours of the proposed church at the Application Premises will mainly be Monday to Sunday, from 9:30am - 5:30pm. It may be extended to 10pm for special events as necessary. The Application Premises is anticipated to accommodate a maximum of 30 people.

5. Justifications for the Proposed Scheme

5.1. In line with the OZP Planning Intention of R(A) zone

- 5.1.1 The proposed church is a Column 2 use under "R(A)" zone on the Draft OZP. The planning intention of the "R(A)" zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The proposed church will be located at the purpose-built commercial complex which is in line with the exiting planning intention of the "R(A)" zone.

5.2 Compatible with the surrounding uses

- 5.2.1 The proposed church will be located at level 1 of the existing commercial complex building. Ground floor shops are mainly used as restaurants, pharmacy, vegetable/fruit stalls, convenient shops, dental clinic whilst the shops on level 1 are mainly used as education centers and music/art learning centers. The proposed church is considered compatible with the existing shop and services uses in the complex.

5.3 Easily accessible

- 5.3.1 The Application Premises is well served by the Tseung Kwan O MTR Station and the Tseung Kwan O Station Public Transport Interchange which is located within 150m from the Bauhinia Garden ie. less than 5 mins walk. It is also easily accessible from street level via lifts and staircases as well as from the footbridge linkage from Pop Corn 2.

5.4 Meet the existing and long-term community needs

- 5.4.1 The proposed church will meet the existing and long-term community needs. The applicant has long been providing supporting services to the local community in Tseung Kwan O since 1998. With the Application Premises, the applicant will be able to extend its services to the weekdays and serve the residents at the south of the Tseung Kwan O Town Centre.

5.5 No interface problem with the residential portion of Bauhinia Garden

- 5.5.1 The proposed church will be located on the 1/F of the purpose-design commercial complex of Bauhinia Garden with separate entrance from the residential portion of the development. Hence, the church will not cause any adverse impact to the residents of Bauhinia Garden.

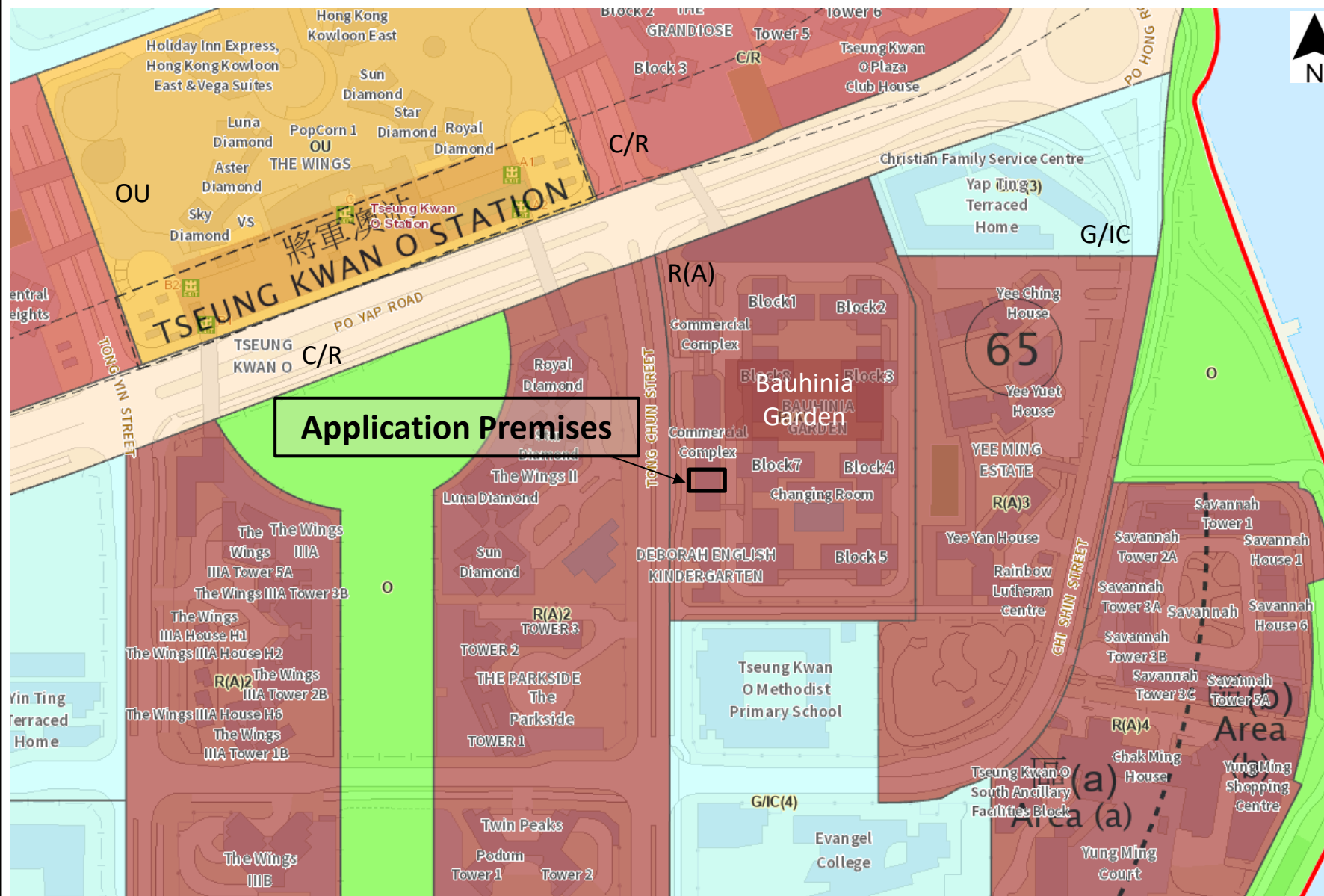
5.6 No impact to the pedestrians and existing shop users

- 5.6.1 The Application Premises is easily accessible from Tong Chun Street via lifts, staircases and footbridges from Pop Corn 2. With the gross floor area of 96m² and only about 30 people will be accommodated, it is considered that the proposed church will not result in any adverse impact to other shop users and pedestrians.

6. Conclusion

- 6.1. The proposed church will provide the much-needed Christian services and community services in Tseung Kwan O such as support to the families with special learn needs, services/activities for the elderly, extracurricular activities for the youth and parent support groups etc. The Application Premises will enable the church to extend its services to weekdays. Its convenient location will better serve the local residents.
- 6.2. The proposed church complies with the planning intention of the Draft OZP and compatible to the surrounding uses in the commercial complex. It is a suitable use at the Application Premises in view of its compatibility and accessibility.
- 6.3. In view of the above, the proposed religious institution (church) use is considered to be acceptable.

Figures



Legend

R(A) Residential (Group A)

OU Other Specified Use

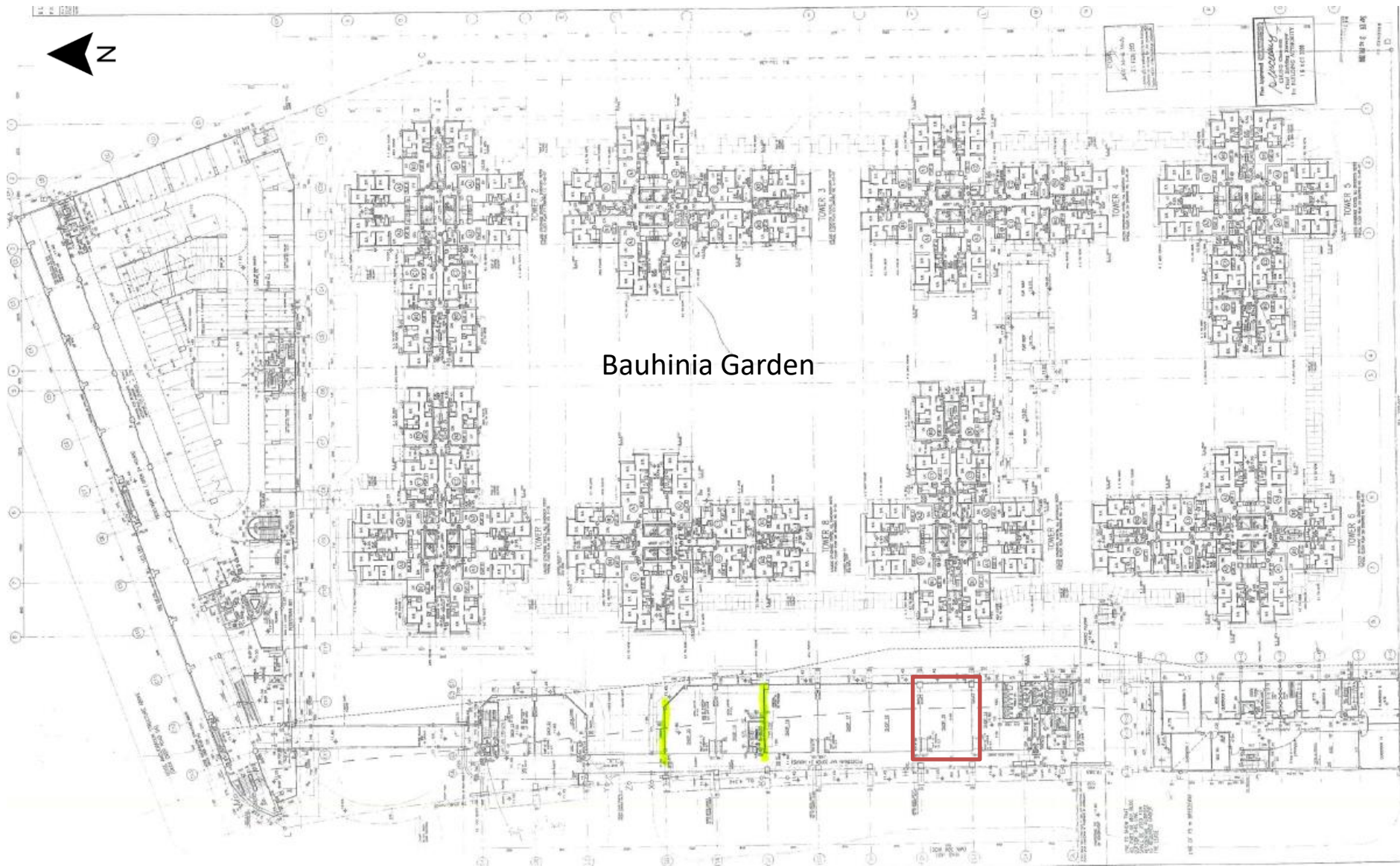
C/R Commercial/Residential

G/IC Government/Institution or Community

Job Title:

Section 16 Planning Application for Religious Institution at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O

Figure 1.1: Application Premises location plan under Outline Zoning Plan



Legend

Application Premises

Job Title:

Section 16 Planning Application for Religious Institution at Shop 15 & 15A, Level 1,
Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O

Drawing Title:

Figure 3.1: Location of the Application Premises



Legend

- Application Premises
- A Tseung Kwan O MTR Station
- B Tseung Kwan O MTR Station Public Transport Interchange
- V Viewing Points of site photos

Job Title:

Section 16 Planning Application for Religious Institution at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O

Drawing Title:

Figure 3.2: Application Premises and Surrounding Landuses



1. Footbridge linkage between Bauhinia Garden Commercial Complex and Pop Corn 2



2. TKO MTR Station with The Wings atop



3. Bauhinia Garden Commercial Complex



4. Tseung Kwan O Methodist Primary School



5. Evangel College

Job Title:

Section 16 Planning Application for Religious Institution at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O

Drawing Title:

Figure 3.3 (a): Existing Site Photos (a)



Application Premises
(vacant Shop 15)



Application Premises
(vacant Shop 15)



Application Premises (Shop 15A)
existing hair salon.



Corridor leading to the Application
Premises



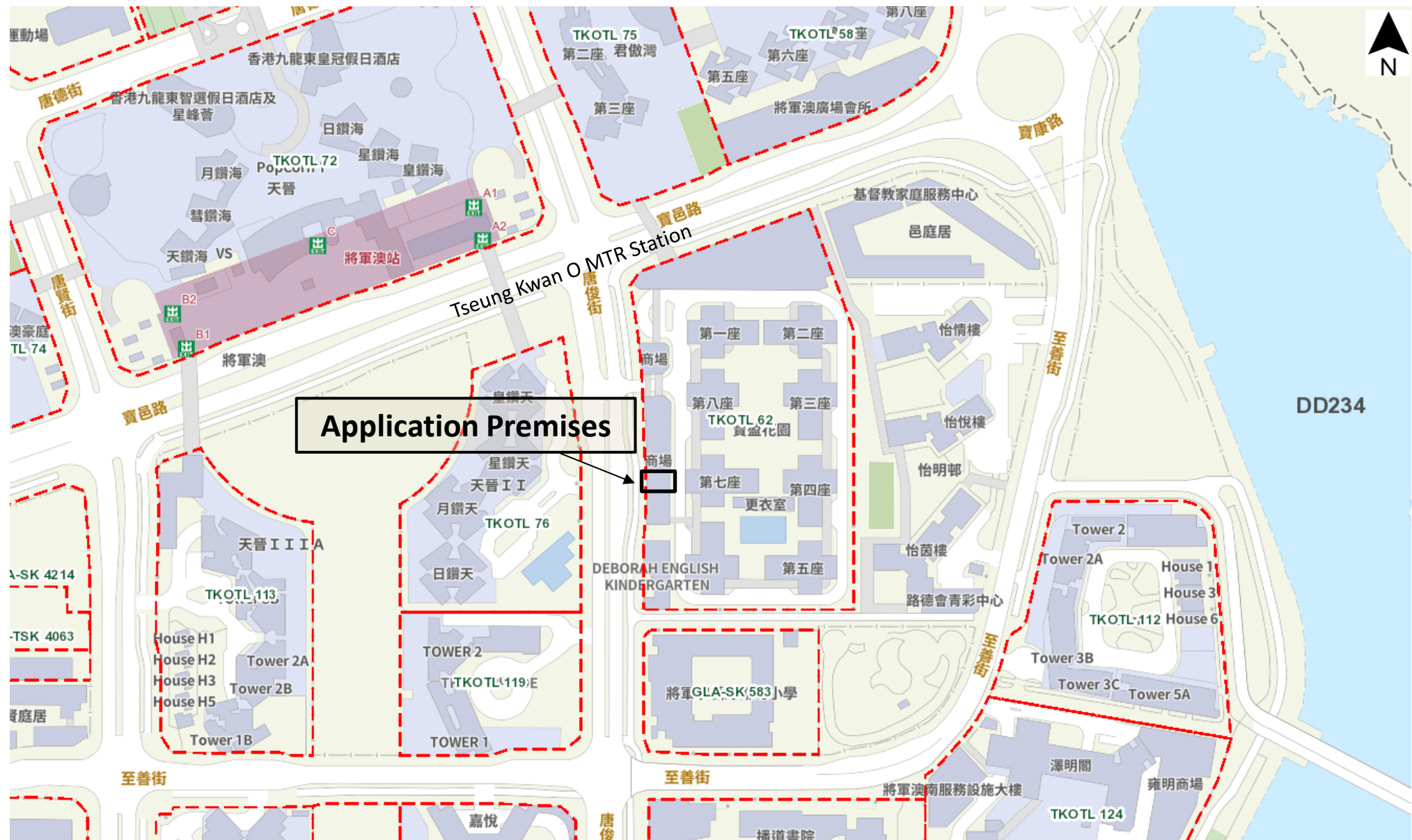
Footbridge connection between
Bauhinia Garden Commercial
Complex and Pop Corn 2

Job Title:

Section 16 Planning Application for Religious Institution at Shop 15 & 15A, Level 1,
Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O

Drawing Title:

Figure 3.3 (b): Existing Site Photos (b)



Job Title:

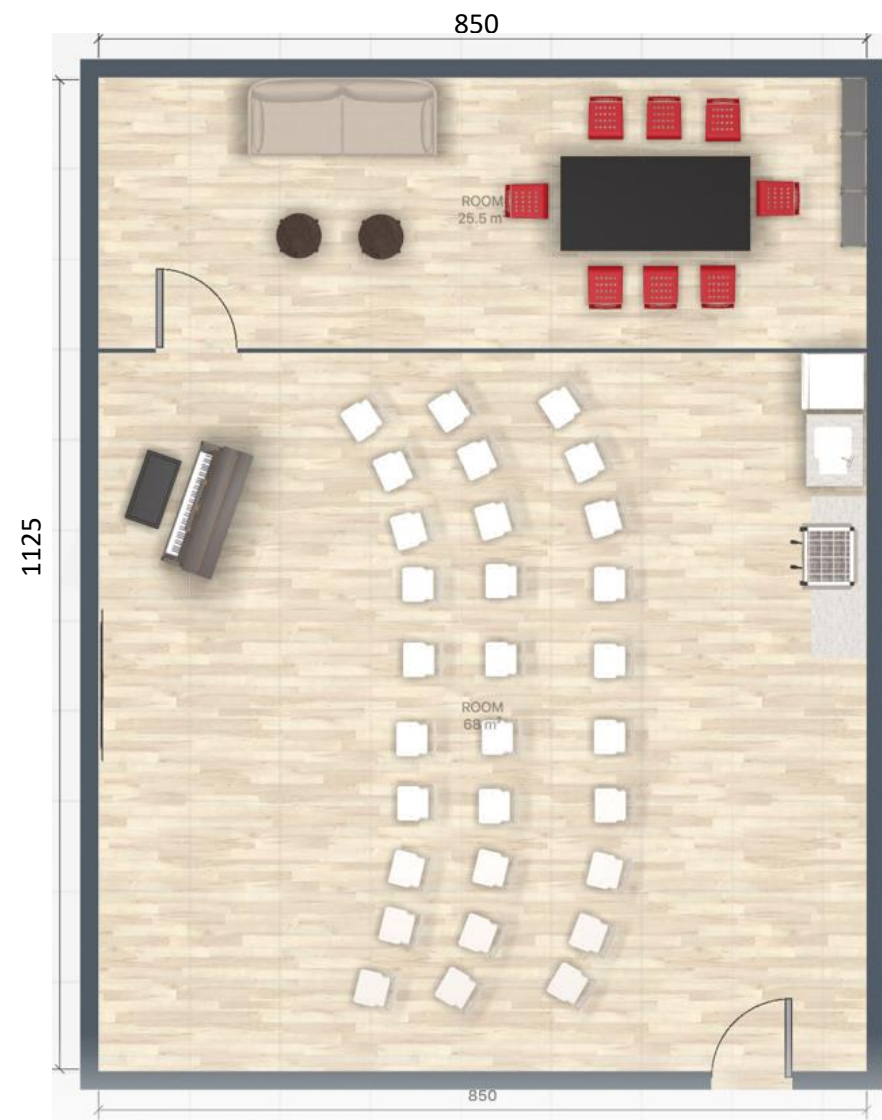
Section 16 Planning Application for Religious Institution at Shop 15 & 15A, Level 1, Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O

Drawing Title:

Figure 3.4: Lot Index Plan



Phase 1



Phase 2

Job Title:

Section 16 Planning Application for Religious Institution at Shop 15 & 15A, Level 1,
Bauhinia Garden Commercial Complex, No. 11 Tong Chun Street, Tseung Kwan O

Drawing Title:

Figure 4.1: Proposed Scheme

☐Urgent ☒Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: Kenneth J. Li <kjl@kjlpd.com>
Sent: 2024-10-23 Wednesday 11:02:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Planning Application No. A/TKO/130

Dear Sir/Madam,

Good morning.

Per our discussion with the Sai Kung & Islands District Planning Office, we wish to provide the following supplementary information:

1. The religious institution (church) operations include Sunday services, fellowship and prayer meetings for different age groups, including the elderly, parents and youth groups.
2. Phase 1 will start in Q4 of 2024 upon approval by the Town Planning Board.

Regards,
Kenneth

Kenneth J. Li
Director



T: +852 36210362 | F: +852 36210363 | E: kjl@kjlpd.com | W: www.kjl-ltd.com
Room 1502, 15/F, Parkes Commercial Centre, 2-8 Parkes Street, Kowloon, Hong Kong

Similar s.16 Applications for ‘Religious Institution’ Use within “R(A)” Zone
on the Tseung Kwan O Outline Zoning Plan

Approved Applications

| Application No. | Location | Date of Consideration | Approval Condition(s) |
|------------------------|--|------------------------------|------------------------------|
| A/TKO/77 | Shop 17, G/F, the Commercial Centre, Fu Ning Garden, 25 Po Ning Road, Tseung Kwan O | 28.4.2006 | (1) and (2) |
| A/TKO/117 | Shops 28 and 29, G/F, Commercial Accommodation of Corinthia By The Sea, 23 Tong Yin Street, Tseung Kwan O | 21.6.2019 | (2) |
| A/TKO/124 | Units B01 – B03, B05, B06, G02, G05, G05A and G13, B/F and G/F, Capri Place, 33 Tong Yin Street, Tseung Kwan O | 24.9.2021 | (2) |

Approval Condition(s):

- (1) Provision of car parking spaces and loading/unloading facilities.
- (2) Provision of fire services installations and/or water supplies for firefighting.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/TKO/130

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature 陳兆聰 日期 Date 24-9-2024

Recommended Advisory Clauses

1. to note the comments of the Chief Building Surveyor/ New Territories East (2) and Rail, Buildings Department that:
 - (a) sufficient means of escape should be provided according to Code of Practice for Fire Safety in Buildings 2011; and
 - (b) for unauthorized building works (UBW), if any, erected on leased land, enforcement action may be taken by the Building Authority to effect their removal in accordance with this department's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW, if any, on the application site under the Buildings Ordinance.
2. to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of a formal submission of general building plans.